

SOLICITATION OF PROFESSIONAL SERVICES

STATE OF NEW JERSEY
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C)

NEW PROJECT
DPMC NUMBER: A1150-00
EXECUTIVE STATE HOUSE
EXTERIOR ENVELOPE REPAIR
TRENTON, MERCER COUNTY, NJ

THE DPMC IS SEEKING TO ENGAGE THE SERVICES OF AN ARCHITECTURAL FIRM AND CONSULTING TEAM TO PREPARE THE NECESSARY DESIGN DOCUMENTS TO ELIMINATE WATER INFILTRATION ISSUES AT THE EXECUTIVE STATE HOUSE. THE WORK WILL INCLUDE, BUT IS NOT LIMITED TO, REPLACEMENT OF ROOFS AND IMPROVEMENTS TO ROOF DRAINAGE SYSTEMS, REPAIR OF FIRE ESCAPES, REPLACEMENT/ELIMINATION OF SKYLIGHTS, REPAIRING AND RESTORING WINDOWS, CLEANING, REPAIRING AND RE-POINTING LIMESTONE AND BROWNSTONE FACADES, REPAIRS AND/OR REPLACING STUCCO FACADES, REPLACEMENT OF ROOFTOP HVAC UNITS, ELIMINATION OF WINDOW AC UNITS, AND ELECTRICAL UPGRADES TO SUPPORT THE HVAC IMPROVEMENTS.

NEW JERSEY'S FIRST STATE HOUSE WAS BUILT ON THIS SITE IN 1792. SINCE THEN, 7 MAJOR BUILDING CAMPAIGNS AND A NUMBER OF SMALL ADDITIONS USING DIFFERENT ARCHITECTURAL STYLES HAVE BEEN UNDERTAKEN TO EXPAND THE BUILDING. THE CURRENT EXECUTIVE STATE HOUSE IS PART OF A LARGER COMPLEX OF BUILDINGS THAT FORM THE NEW JERSEY STATE HOUSE CAPITAL COMPLEX. THE EXECUTIVE STATE HOUSE IS WITHIN THE "STATE HOUSE HISTORIC DISTRICT" AND IS ON BOTH THE NATIONAL AND NEW JERSEY REGISTERS OF HISTORIC PLACES. THE EXECUTIVE STATE HOUSE HOUSES THE EXECUTIVE BRANCH OF NEW JERSEY'S STATE GOVERNMENT INCLUDING THE OFFICES OF THE GOVERNOR, LIEUTENANT GOVERNOR AND TREASURER. THE STATE HOUSE WILL BE OCCUPIED FOR THE DURATION OF THIS PROJECT.

THE SCOPE OF WORK FOR THIS PROJECT CAN BE OBTAINED VIA THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

THE CONSULTANT SHALL BE A FIRM PREQUALIFIED WITH THE DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C) IN ARCHITECTURE (DISCIPLINE CODE P001) WITH AN UNLIMITED RATING. THE FIRM SHALL HAVE IN-HOUSE CAPABILITIES OR SUB-CONSULTANTS PREQUALIFIED WITH THE DPMC IN HISTORICAL PRESERVATION/RESTORATION (DISCIPLINE CODE P034), ROOFING CONSULTANT (DISCIPLINE CODE P035), HVAC ENGINEERING (DISCIPLINE CODE P003), ELECTRICAL ENGINEERING (DISCIPLINE CODE P002), ASBESTOS DESIGN (DISCIPLINE CODE P037), LEAD PAINT EVALUATION (DISCIPLINE CODE P065) AND ALL OTHER ARCHITECTURAL, ENGINEERING AND SPECIALTY DISCIPLINES NECESSARY TO COMPLETE THE PROJECT AS DESCRIBED IN THE SCOPE OF WORK.

PRELIMINARY TECHNICAL PROPOSALS (DPMC 48B), AN ORIGINAL AND FIVE (5) COPIES, ARE DUE TO DPMC NO LATER THAN 2:00 P.M., THURSDAY, AUGUST 9, 2012 AND SHALL BE SUBMITTED TO THE ATTENTION OF CATHERINE DOUGLASS, CONSULTANT SELECTION COORDINATOR, CONTRACTS & PROCUREMENT, DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION, 33 WEST STATE STREET, 9TH FLOOR PLAN ROOM, P.O. BOX 034, TRENTON, NEW JERSEY 08625-0034. SUBMISSIONS RECEIVED AFTER 2:00 P.M., THURSDAY, AUGUST 9, 2012 WILL NOT BE CONSIDERED. ONLY FIRMS CURRENTLY PREQUALIFIED WITH DPMC IN ARCHITECTURE WITH AN UNLIMITED RATING MAY SUBMIT. ALL JOINT VENTURE FIRMS MUST BE SEPARATELY PREQUALIFIED IN ARCHITECTURE WITH AT LEAST ONE FIRM HAVING AN UNLIMITED RATING.

PLEASE NOTE THERE IS A MAXIMUM 50-PAGE LIMIT FOR PRELIMINARY TECHNICAL PROPOSALS (FORM 48B) SUBMITTED FOR THIS PROJECT. SUBMISSIONS EXCEEDING THE 50-PAGE LIMIT WILL NOT BE CONSIDERED.

PRELIMINARY TECHNICAL PROPOSAL FORMS (48B) ARE ALSO AVAILABLE ON THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

ALL SUB-CONSULTANT(S) PARTICIPATING ON YOUR PROJECT TEAM MUST BE SEPARATELY PREQUALIFIED BY DPMC IN THE DISCIPLINE(S) FOR WHICH THEY WILL BE PROVIDING PROFESSIONAL SERVICES. IF NOT CURRENTLY PREQUALIFIED, A COMPLETED PREQUALIFICATION APPLICATION MUST BE RECEIVED BY THURSDAY, AUGUST 9, 2012. PLEASE VISIT THE DPMC WEBSITE AT WWW.STATE.NJ.US/TREASURY/DPMC TO OBTAIN A PREQUALIFICATION APPLICATION (FORM 48A) OR CONTACT THE PREQUALIFICATION UNIT AT (609) 633-3767.

THE CONSULTANT SELECTION COMMITTEE FOR THIS PROJECT WILL EVALUATE THE PRELIMINARY TECHNICAL PROPOSALS BASED UPON: DEMONSTRATION OF THE FIRM / PROJECT TEAM'S ORGANIZATION, AND THE FIRM / PROJECT TEAM'S EXPERIENCE ON PROJECTS OF A SIMILAR SIZE AND NATURE INCLUDING PRESERVATION/RESTORATION OF HISTORICAL BUILDINGS. PROJECT APPROACH, SCHEDULE, AND COST ESTIMATING/BUDGET CONTROL WILL BE INCLUDED FOR REVIEW OF THE TECHNICAL PROPOSALS.

INTERESTED FIRMS THAT MEET THE PREQUALIFICATION CRITERIA MAY OBTAIN AN RFP PACKAGE BY CONTACTING CATHERINE DOUGLASS OF DPMC AT (609) 777-3094 OR BY E-MAIL TO CATHERINE.DOUGLASS@TREAS.STATE.NJ.US.

ALL COMPETING FIRMS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF P.L. 1975, C. 127 (N.J.A.C. 17:27), REGARDING NON-DISCRIMINATION REQUIREMENTS IN THE PERFORMANCE OF STATE CONTRACTS AND P.L. 2005, C. 51 CERTIFICATION AND DISCLOSURE OF POLITICAL CONTRIBUTIONS.

RICHARD M. FERRARA, ASSISTANT DEPUTY DIRECTOR
CONTRACTS & PROCUREMENT
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION
STATE OF NEW JERSEY
P.O. BOX 034
TRENTON, NJ 08625-0034